



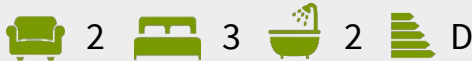
TANYCOED

LLANWDDYN | OSWESTRY | SY10 0LP



A characterful three bedroom detached cottage-style house boasting around xxx sq ft of flexibly arranged living accommodation alongside gardens which extend to circa 0.21ac and feature a single garage, enviably situated on the perimeter of the village Llanwddyn.

Asking Price £250,000



- Three Bedroom Family Home
- Circa 1,400 sq ft of Versatile Accommodation
- Driveway and Garage
- Gardens ext to approx. 0.21ac
- Desirable Village Location
- Beautiful Surrounding Countryside Views

DESCRIPTION

Halls are delighted with instructions to offer Tanycoed in Llanwddyn for sale by private treaty.

The property is a particularly individual and characterful three-bedroom country residence, offering over 1,400 sq ft of generously proportioned and flexibly arranged accommodation, together with an integral garage extending to a further 133 sq ft. The accommodation includes two well-proportioned reception rooms, a fitted kitchen, useful utility room and an impressive conservatory extending to over 20 ft, with three comfortable bedrooms and a family bathroom to the first floor.

Externally, the property is complemented by established gardens, generous driveway parking and an integral garage, while its splendid rural position affords truly delightful views across the surrounding rolling countryside and wooded hills, creating an enviable setting of considerable scenic appeal.



SITUATION

The property occupies a particularly desirable position within the picturesque village of Llanwddyn, close to the renowned Lake Vyrnwy and surrounded by beautiful Mid Wales countryside. Whilst the nearby village of Llanfyllin provides a wider range of everyday amenities. The larger market towns of Welshpool and Oswestry are also within comfortable travelling distance, offering a more comprehensive selection of shops, schools and recreational facilities.

THE PROPERTY

The property is principally accessed via a front entrance door, which opens into a welcoming entrance hall with stairs rising to the first floor. To the right lies a well-proportioned dining room, while a further door opens into the generously sized reception room, which provides ample space for a variety of comfortable seating arrangements and features windows overlooking the surrounding gardens.

The kitchen is fitted with a selection of base and wall units and connects to an inner hall, from where access is provided to a useful utility room, ground-floor cloakroom and an impressive conservatory, the latter extending to over 20 ft and offering an excellent space for relaxation and entertaining, with direct access to the gardens. The conservatory also adjoins the integral garage, which benefits from external access.

Stairs rise to a first-floor landing with recessed storage cupboard, where the accommodation comprises three comfortably proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The bedrooms are served by a family bathroom containing a panelled bath, hand basin and low-flush WC, together with useful, recessed storage cupboard.



OUTSIDE

The property is complemented by attractive gardens and grounds, principally comprising neatly maintained lawns bordered by mature hedging, established shrubs, specimen trees and colourful planting. A paved terrace provides an ideal space for outdoor seating, while traditional stone walls and a timber garden shed add further character and practicality.

The gardens enjoy exceptional far-reaching views across the surrounding rolling countryside and wooded hills, creating a particularly peaceful rural setting. A generous driveway provides ample off-road parking and access to the garage.

SCHOOLING

The property is within convenient travelling distance of a number of local state schools, including Ysgol Pennant, Ysgol Cwm Banwy, Ysgol Pontrobert, Llanrhaeadr-ym-Mochnant C.P. School, Ysgol O. M. Edwards, Ysgol Llanfyllin, Ysgol Bro Caereinion and Ysgol Godre'r Berwyn. Independent schooling is available further afield at Oswestry School, Moreton Hall and Ellesmere College

DIRECTIONS

From Llanfyllin, proceed west along the B4393 for approximately 7 miles. Continue through Llanwddyn and, upon reaching the shop, turn right onto the B4396. Proceed for approximately 200 yards before turning left, where Tanycoed will be found on the right-hand side.

W3W

///perfumes.buckling.revised



N.B.

The property is of non-standard construction, so may not be suitable for all forms of lending.

SERVICES

We are informed that the property benefits from mains water, gas, electric and drainage.

TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX

The property is shown as being within council tax band 'D' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

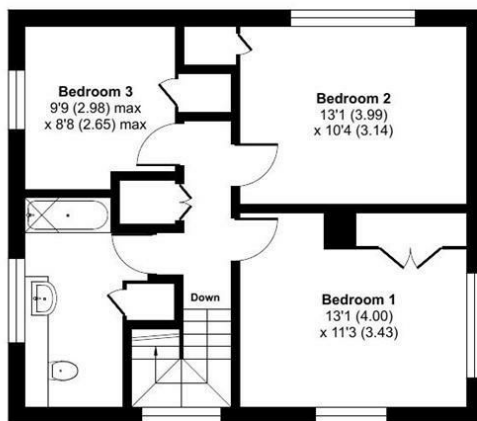
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

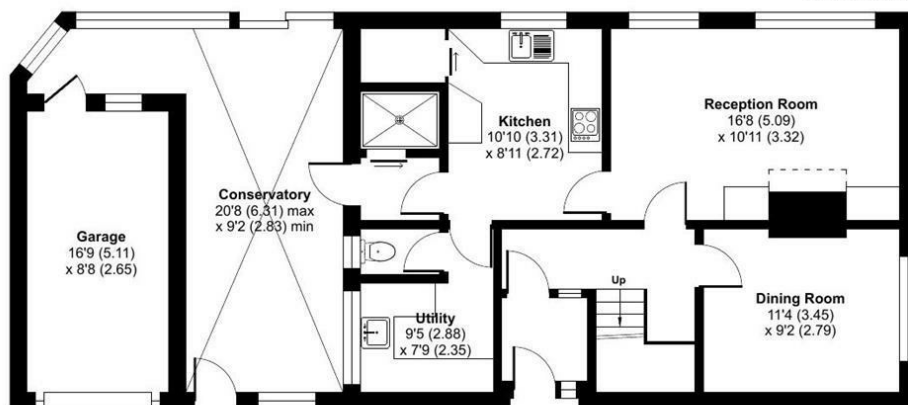
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.



Approximate Area = 1457 sq ft / 135.3 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 1590 sq ft / 147.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1515006



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

www.halls.gb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.